



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday August 11, 2010

APPROVED: \_\_\_\_\_

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### NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: [PlanningandZoning@fredco-md.net](mailto:PlanningandZoning@fredco-md.net)

### UPCOMING MEETINGS

#### FcPc Meetings

Wednesday, September 8, 2010 @ 9:30 AM

Wednesday, September, 15, 2010 (Tentative)

#### Board of Appeals

Thursday, August 26, 2010 Meeting @ 7:00 PM

*Contact The Division of Permitting and  
Development Review (DPDR) at 301-600-1134  
for preliminary/final plats, and site plan items*

*- or -*

*The Division of Planning at 301-600-1138 for  
re-zonings, Ag-preservation, workshops, and  
public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
<b>9:30 A.M.</b>		
1. <b><u>PLANNING COMMISSION COMMENTS</u></b>		<b>INFORMATIONAL</b>
2. <b><u>AGENCY COMMENTS/AGENDA BRIEFING</u></b>		<b>INFORMATIONAL</b>
3. <b><u>MINUTES</u></b>		<b>APPROVAL</b>
a) June 16, 2010		
b) July 14, 2010		
4. <b><u>SKETCH PRELIMINARY PLAN</u></b>		<b>INFORMATIONAL</b>
a) <u><a href="#">Mayne Property</a></u> – This application is a Sketch Preliminary Plan for non-binding review and comment. Requesting non-binding discussion and comment on the proposed road alignment across the Mayne Property connecting Daysville Road and MD Route 550. This sketch application is also requesting feedback on locating required recreation land across Daysville Road adjacent to the existing Liberty Elementary School playing fields. Preliminary Plan is proposing 132 Single-family detached dwelling, 33 Townhouses, and 25 Townhouse MPDU's; for a total of 190 units. Located at the corner of MD Route 26 and Daysville Road. Zoned: R-3 and General Commercial (GC), Walkersville Planning Region. Tax Map 50 & 51 / Parcel 64. File S1157, AP# 10707, (Tolson DeSa)		
5. <b><u>PARKS AND RECREATION</u></b>		<b>RECOMMENDATION</b>
a) <u><a href="#">Point of Rocks Community Commons Park Master Plan</a></u> – The Division of Parks and Recreation will present an overview of the Point of Rocks Community Commons Park Master Plan for Planning Commission review and comment. (Bob Hicks-DPR & Sally Malena/John Rohde – Human and Rohde)		
6. <b><u>AGRICULTURAL LAND PRESERVATION</u></b>		<b>RECOMMENDATION</b>
a) <u><a href="#">Maryland Agricultural Land Preservation Foundation (MALPF) Program- FY11 MALPF Easement Applications</a></u> – Review of Applications for the purpose of determining consistency with the County Comprehensive Plan designation. (Tim Blaser, Anne Bradley)		

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#### 7. PRIORITY FUNDING AREA REVISIONS

#### RECOMMENDATION

- a) [County Priority Funding Areas](#) – Staff will be presenting revisions to the County's Priority Funding Areas, which was first approved in 1989. The revisions are based on changes in zoning, water/sewer plan classifications, and growth area boundaries from the 2010 County Comprehensive Plan. The Planning Commission's recommendation will be forwarded to the Board of County Commissioners for approval/certification. (*Jim Gugel*)

#### 8. ZONING TEXT AMENDMENT

#### RECOMMENDATION

- a) [ZT-10-03 Pawn Shop Text Amendment](#) – A Public Hearing will be held regarding the proposed Zoning Text Amendment. The amendment is intended to permit "Pawn Shop" use in the General Commercial (GC) Zoning District under the permitted use category of Commercial Uses-Retail with Site Plan Approval. (*Mark Depo, Larry Smith*)